



CITY OF  
**ISSAQUAH**  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

# Notice of Application

**Project Name:** McFadyen 7<sup>th</sup> & Locus Townhomes

**Application:** March 17, 2020  
**Application Complete:** March 19, 2020  
**Notice of Application:** April 16, 2020

**Notice of Application Public Comment Period:**

**April 20, 2020 – May 4, 2020**

(See Public Comment below for more information)

## PROJECT INFORMATION

**File Number(s):** ASDP20-00003; AAS20-00003

**Project Description:** The proposal is to construct an eighteen (18) unit townhomes project within three (3) individual buildings. An Administrative Adjustment of Standards is being requested to exceed the 40' base building height. (See [Site Plan](#))

**Project Location:** 683 NW Locus Street (See [Vicinity Map](#))

**Size of Subject Area in Acres:** 0.97 **Sq. Ft.:** 24,901

**Applicant:** Jennifer Kim, Medici Architects  
11711 SE 8<sup>th</sup> Street, Suite 100, Bellevue, WA 98005  
Phone: 425-453-9298; Email: [jenn@mediciarchitects.com](mailto:jenn@mediciarchitects.com)

**Decision Maker:** Development Services Department

**Required City Permits:** Site Work, Building, SEPA

**Required City Permits, Not Part of this Application:** Site Work & Building

**Required Studies:** Geo-technical, Traffic Impact

**Existing Environmental Documents Relevant to this Application:** N/A

## REGULATORY INFORMATION

**Zoning:** MUR - Mixed Use Residential

**Comprehensive Plan Designation:** Multifamily Residential

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** Central Issaquah Development and Design Standards

## PUBLIC COMMENT

Due to the ongoing issues with COVID-19 and the Governor's Stay Home Stay Healthy order, the full application is available for review at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## CITY CONTACT INFORMATION

**Project Planner:** Doug Yormick, Assistant Planner  
**Phone Number:** 425-837-3083  
**E-Mail:** [dougvy@issaquahwa.gov](mailto:dougvy@issaquahwa.gov)


**Development Services Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

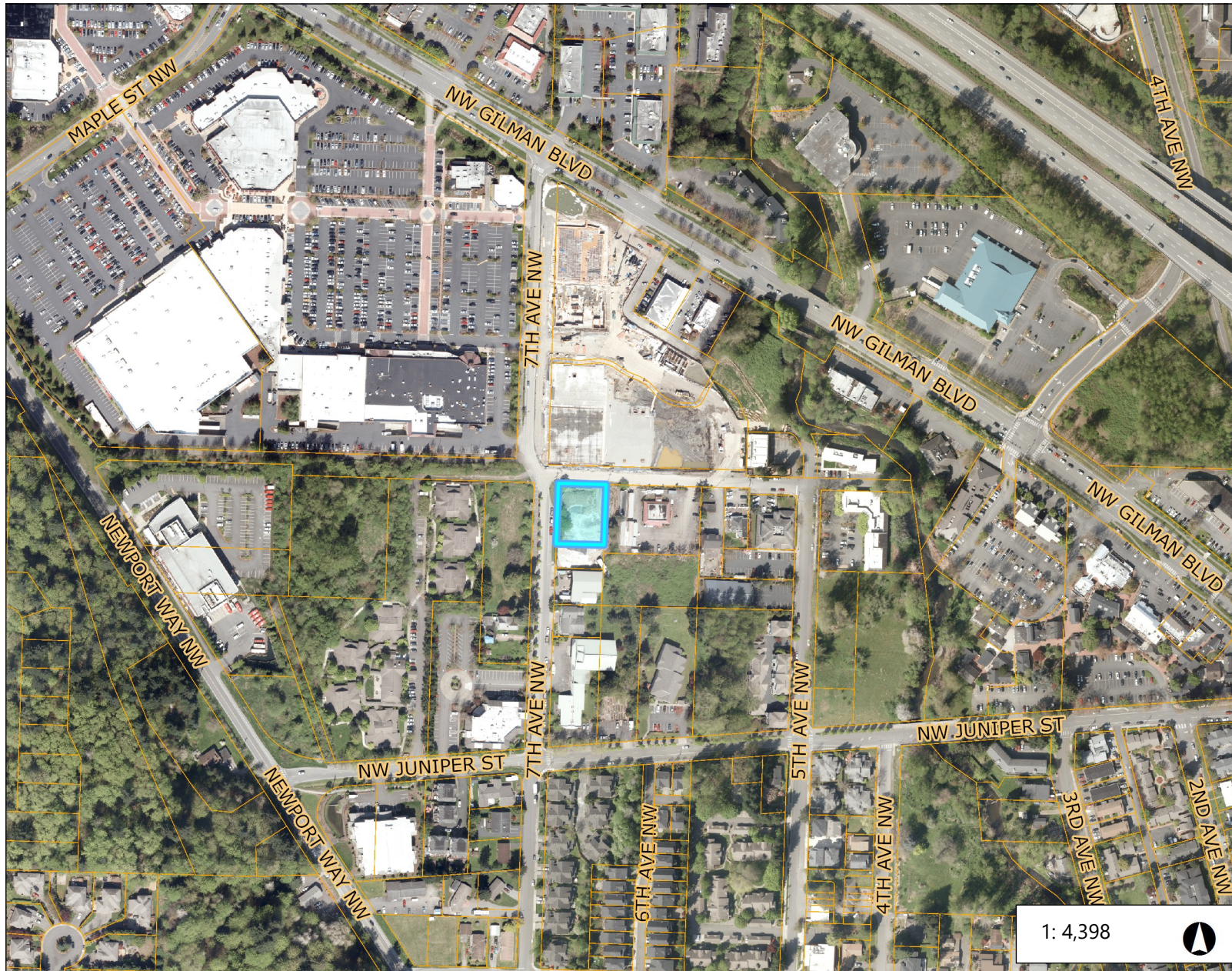




# McFadyen - 7th & Locus Townhome Vicinity Map

## Legend

 Parcels



1: 4,398

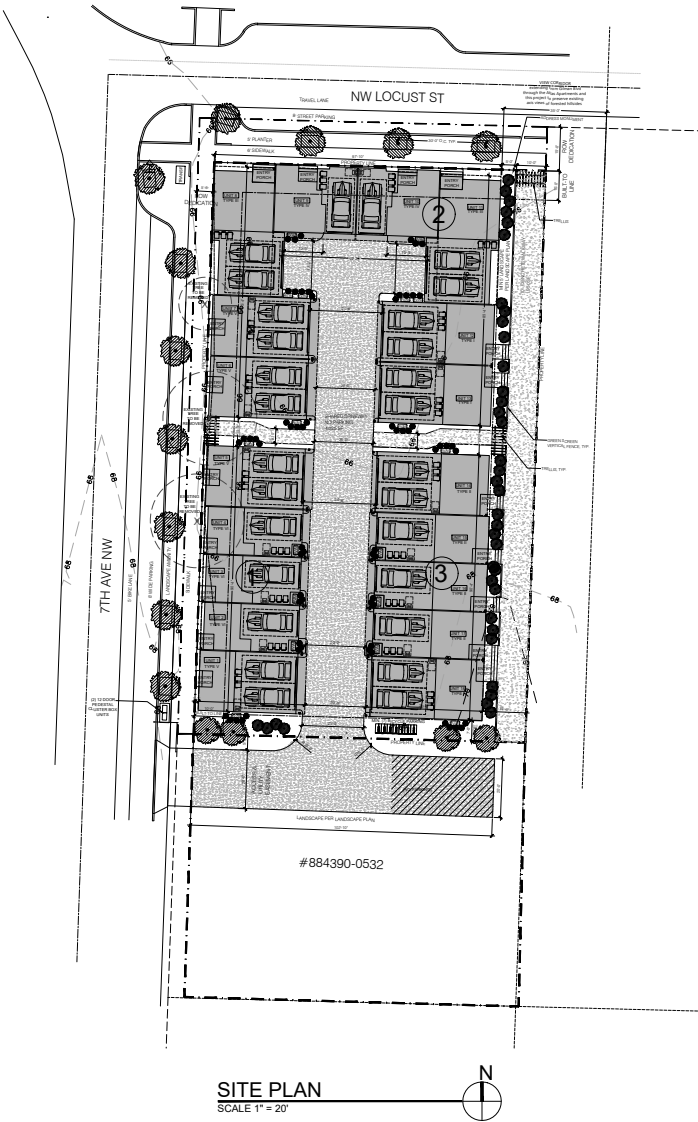


733.0 0 366.50 733.0 Feet

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.



638 NW LOCUST STREET, ISSAQUAH



SITE PLAN  
SCALE 1" = 20'

ZONING & CODE INFORMATION

ADDRESS: 683 NW LOCUST ST  
CITY OF ISSAQUAH  
ZONING: MUR  
OVERLAY: CENTRAL ISSAQUAH - TRADITIONAL  
PARCEL ASSESSOR'S #: 8843900530, 8843900531  
LOT SIZE: 24,901 SF  
(per survey before ROW deductions)

LEGAL DESCRIPTION:

OCCUPANCY: IRC TOWNHOUSES w FIRESEPARATIONS  
and NFPA 13-D FIRE SPRINKLERS

CIDDS:

SETBACKS:  
REQUIRED:  
PER CIDDS TABLE 4.4: BUILD-TO-LINE - 0' - 10'  
SIDE YARDS - 7'-0"  
REAR YARD - 7'-0"

MAX HEIGHT ALLOWED:

PER CIDDS TABLE 4.4: 40' ABOVE AEG  
to the midpoint of the highest gable

PARKING:

VEHICULAR: 1 per unit  
BICYCLE: .15 per bedroom

BUILDING FRONTAGE:

MINIMUM REQUIRED 60% 126' & 68'

COMMUNITY SPACES:

REQUIRED:  
INDIVIDUAL PRIVATE 48 SF per unit

IMPERVIOUS SURFACE:

LOT SIZE: 24,901 SF  
IMPERVIOUS SURFACE ALLOWED (80%) 19,921 SF  
PER CIDDS TABLE 4.4  
TOTAL IMPERVIOUS SURFACE AS DIAGRAMMED:  
WALKWAYS, FRONT PORCHES, STEPS: 2,660 SF  
SHARED DRIVEWAY: 3,045  
BUILDINGS: 13,206 SF  
TOTAL: 19,811 SF  
79.6%

LEGEND:

BUILDING FOOTPRINT  
IMPERVIOUS PAVEMENT  
LINE OF BUILDING ABOVE  
BUILDING FOOTPRINT  
PROPERTY LINE  
SETBACK LINE  
BUILT-TO LINE

PROJECT DESCRIPTION:

CONSTRUCT AN EIGHTEEN-UNIT TOWNHOME PROJECT  
WITHIN THREE INDIVIDUAL BUILDINGS.

PROJECT TEAM:

OWNER / CONTRACTOR:  
DRM PROPERTIES  
MARK MCFADYEN  
411 5TH ST  
ANACORTES, WA 98221  
P: 206-755-6041  
E: mark.drmproperties@gmail.com

ARCHITECT:  
MEDICI ARCHITECTS  
EMILY BUCHWALTER, AIA  
11711 SE 8TH ST, SUITE 100  
BELLEVUE, WA 98005  
P: 425-453-9298  
E: emily@mediciarchitects.com

CIVIL ENGINEER:  
KEITH LITCHFIELD  
12840 81ST AVE NE  
KIRKLAND, WA 98034  
P: 425-821-5038  
E: ka.litchfield@frontier.com

GEOTECHNICAL ENGINEER: GEO GROUP NORTHWEST, INC  
WILLIAM CHANG  
13240 NE 20TH STREET, STE 10  
BELLEVUE, WA 98005  
P: 425-649-8757

LANDSCAPE:  
CRAIG LEWIS  
12610 NE 104TH ST  
KIRKLAND, WA 98033  
P: 425-454-5723  
E: craig@jgm-inc.com

SURVEYOR:  
TERRANE  
EDWIN GREEN  
10801 MAIN ST, SUITE 102  
BELLEVUE, WA 98004  
P: 425-458-4488  
E: support@terrane.net

BUILDING CLASSIFICATION

A. OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE  
B. TYPE OF CONSTRUCTION:  
1. AUTOMATIC SPRINKLERS PROVIDED X YES NO  
SPRINKLER SYSTEM TO BE A FLOW THRU SYSTEM  
2. TYPE OF CONSTRUCTION: TYPE V.B

FLOOR AREA PER BUILDING:

BUILDING 1:  
(2) TYPE V 3,790 SF  
(3) TYPE VI 4,300 SF  
TOTAL: 8,090 SF

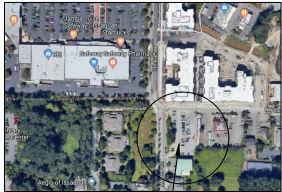
BUILDING 2:  
(2) TYPE I 3,478 SF  
(2) TYPE III 3,812 SF  
(2) TYPE IV 3,126 SF  
(2) TYPE V 3,790 SF  
TOTAL: 14,206 SF

BUILDING 3:  
(1) TYPE I 1,739 SF  
(4) TYPE II 5,684 SF  
TOTAL: 7,423 SF

FAR CALCS:

LOT SIZE: 24,901 SF  
FLOOR AREA RATIO: 1.25  
FAR ALLOWED: 31,126 SF

BUILDING 1 8,090 SF  
BUILDING 2 14,206 SF  
BUILDING 3 7,423 SF  
TOTAL FAR: 29,718 SF (1.19)



PROJECT LOCATION  
VICINITY MAP  
NTS



PROJECT LOCATION  
QT. SECT. MAP  
NTS

ARCHITECTURAL SHEET INDEX

A0.0 TITLE SHEET  
A0.1 TURNING DIAGRAMS  
A1.0 FLOOR PLANS  
A1.1 FLOOR PLANS  
A1.2 FLOOR PLANS  
A2.0 ELEVATIONS  
A2.1 ELEVATIONS  
A3.0 PERSPECTIVES

CIVIL SHEET INDEX

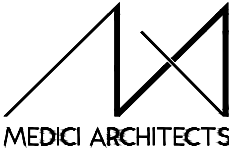
C1 COVER SHEET  
C2 TESC PLAN  
C3 SITE IMPROVEMENT PLAN  
C4 STANDARD NOTES  
C5 STANDARD DETAILS  
C6 STANDARD DETAILS  
C7 STANDARD DETAILS

LANDSCAPE SHEET INDEX

L1.0 PLANTING PLAN  
L2.0 SITE DETAILS

SURVEY

TOPOGRAPHIC SURVEY INCLUDED



ARCHITECTURE | PROGRAMMING |  
ACCESSIBLE DESIGN | INTERIOR DESIGN  
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100  
BELLEVUE, WA 98005  
TEL: (425) 453-9298

REGISTRATION:

INTAKE: DATE:

REVISIONS: DATE:

1.  
2.  
3.  
4.  
5.

PROJECT / CLIENT:

683 NW LOCUST STREET

DRM PROPERTIES  
MARK MCFADYEN  
411 5TH ST  
ANACORTES, WA 98221  
P: (206) 755-6041

JOB ADDRESS:

683 NW LOCUST AVE

ISSAQUAH  
PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

TITLE SHEET

Drawn By: JK, SJ

Checked By: EB

Owner Approval:

PHASE:

FEASIBILITY

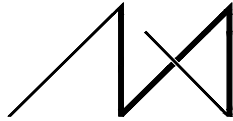
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PROJECT No.: 2019 007

DATE: 03-17-20

PROJECT SCALE: 1:1

A0.0



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DRAWING NAME:

ELEVATIONS

Drawn By: JK, SJ

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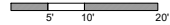
PLOT SCALE: 1:1

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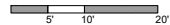
## 7TH AVE NW | WEST ELEVATIONS

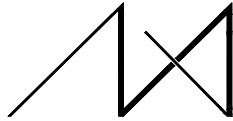
SCALE 1/8" = 1'-0"



## THROUGH BLOCK | EAST ELEVATIONS

SCALE 1/8" = 1'-0"





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PLOT SCALE: 1:1

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## SHARED DRIVEWAY | SOUTH ELEVATIONS

SCALE 1/8" = 1'-0"



## NW LOCUST STREET | NORTH ELEVATIONS

SCALE 1/8" = 1'-0"





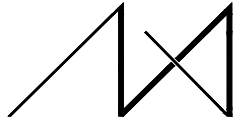
NW VIEW



NE VIEW



SW VIEW



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